

TRANSFER
TAX
PAID

48-334

QUITCLAIM DEED WITHOUT COVENANT
FORECLOSURE SALE

003074

FLEET BANK OF MAINE, a Maine banking corporation with an address at 511 Congress St., Portland, ME 04101, (hereinafter "Fleet"), pursuant to an Order and Judgment of Foreclosure and Sale dated July 22, 1994 and entered in a civil action titled Fleet Bank of Maine v. David C. Rancourt, Seventh District Court Docket No. WAT-94-CV-71, under 14 M.R.S.A. §§6321 et. seq. for the foreclosure of a certain mortgage given by David C. Rancourt to Fleet Bank of Maine dated September 28, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3625, Page 15, and following a public auction being duly published and held in accordance with said Order and Judgment of Foreclosure and Sale, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto RICHARD E. TARDIFF and SHIRLEY A. TARDIFF, as joint tenants, having a mailing address of 33 Abbott Street, Waterville, ME 04901, and being the highest bidders at said public sale, certain real property consisting of land and any improvements thereon located at or near 215 Main Street in Waterville, Kennebec County, Maine, as more particularly described in SCHEDULE A annexed hereto.

IN WITNESS WHEREOF, Fleet Bank of Maine has caused this instrument to be executed in its name and stead this 26 day of January, 1995.

FLEET BANK OF MAINE

Delores C. Doolittle
Witness

By: Christopher D. Setir
Its: Vice-President

STATE OF RHODE ISLAND
PROVIDENCE, SS.

Then personally appeared before me this 26 day of Jan. 1995, the above named Christopher D. Setir, Vice-President of Fleet Bank of Maine, and acknowledged the foregoing to be his/her free act and deed in his/her said capacity and the free act of said Fleet Bank of Maine.

Suzanne M. Lacombe
Printed Name: Suzanne M. Lacombe
Notary Public/Attorney at Law
My commission expires: 3.16.96



SCHEDULE A

48-334

Those certain lots or parcels of land with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Parcel One: Beginning at a point in the easterly line of Main Street at the southwesterly corner of land formerly of J. F. Hill; thence southerly in said easterly line of Main Street one hundred feet; thence easterly at right angles to said easterly line of Main Street about ninety-six feet to the westerly line of said land formerly of Delphia Gray; thence northerly in said westerly line of said land formerly of Delphia Gray about fifty-nine feet to an angle; thence northerly deflecting to the right an angle of 5 degrees 29 minutes, forty-one and twenty-five hundredths (41.25) feet to the southeasterly corner of said land formerly of J. F. Hill; thence westerly in the southerly line of said land formerly of J. F. Hill one hundred fourteen and eight tenths (114.8) feet to the point of beginning. Being the same premises described in a warranty deed from Elmwood Hotel Company to Lewiston Buick Company, dated October 29, 1920, recorded in Kennebec County Registry of Deeds, Book 589, Page 409.

Parcel Two: Beginning at an iron pin driven in the ground at the southeasterly corner of the above described lot; thence easterly in a line coincident with the southerly line of said above described lot and the same extended easterly four and thirty-two hundredths (4.32) feet to an iron pin driven in the ground; thence northerly in a line parallel with the easterly line of Main Street to a point where the same intersect said above described lot to an iron pin driven in the ground; thence southerly in the easterly line of said above described lot to the point of beginning. The above parcel of land being triangular in shape. Being the same premises described in a warranty deed from B. L. Batchelor and Elizabeth E. Batchelor to Lewiston Buick Company, dated May 21, 1921, recorded in Kennebec County Registry of Deeds, Book 599, Page 476.

Excepting and reserving from the first lot or parcel of land above described a small triangular shaped lot of land more particularly described in a deed from the Lewiston Buick Company to B.L. Batchelor and Elizabeth E. Batchelor, said deed recorded in Kennebec County Registry of Deeds, Book 599 Page 477 to which reference is hereby made.

Also subject to the rights of Central Maine Power Company to maintain a line on the above described premises as more particularly described in an instrument recorded in said Registry of Deeds in Book 773, Page 474 and Book 1487 Page 832, to which reference is hereby made for a more particular description.

Being the same premises conveyed to David C. Rancourt by warranty deed from Thomas J. Thomas and recorded in Kennebec County Registry of Deeds in Book 2508, Page 230.

POOR ORIGINAL AT TIME OF RECORDING

POOR ORIGINAL AT TIME OF RECORDING

RECEIVED KENNEBEC CO.

95 FEB 14 AM 9:00

ATTEST: *Larson*
REGISTER OF DEEDS